

VICINITY MAP
NOT TO SCALE

ZONE ATLAS
INDEX NO. E-12-Z & F-12-Z

SUBDIVISION DATA:

D.R.B. CASE NO. DRB-1002452
 ZONE ATLAS INDEX NO. E-12-Z
 TOTAL NO. OF LOTS EXISTING: 1
 TOTAL NO. OF LOTS CREATED: 2
 GROSS SUBDIVISION ACREAGE: 70.5944 ACRES
 TOTAL MILES OF STREETS CREATED: NONE
 TALOS LOG NO. 2003070383
 DATE OF SURVEY: January 2003

NOTICE OF SUBDIVISION PLAT VARIANCE:

THE PLAT OF TRACTS 6A AND 6B, LANDS OF RAY GRAHAM III AND THE CITY OF ALBUQUERQUE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS BULK LAND PLAT IS TO CREATE TWO TRACTS (6-A & 6-B) FROM THE ONE EXISTING TRACT.
2. TRACT 6-A WILL BE IN OWNERSHIP OF THE CITY OF ALBUQUERQUE TO BE USED AS A PARKING LOT. TRACT 6-B WILL BE A BULK LAND TRACT TO BE DEVELOPED AT A LATER DATE.
3. TO GRANT EASEMENTS AS SHOWN HEREON SAID PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-012-062-186-066-3-02-15
 PROPERTY OWNER OF RECORD: RAY GRAHAM III

BERNALILLO COUNTY TREASURER'S OFFICE:
Danny V. [Signature] 22 May 03

Layout Name: Sheet 1 of 3
 Drawing Name: sx2614056DRB_BSE.dwg
 NETWORK ADDRESS: x:\public\projects\2614056\s\

Plot By: JDL

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A BLANKET CROSS LOT DRAINAGE EASEMENT ON LOT 6-B FOR THE BENEFIT OF TRACT A AND TRACT 6-A, AND DO HEREBY GRANT A 15 FOOT ACCESS ROAD EASEMENT ON TRACT 6-B AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT 6, RAY A GRAHAM III
 BY: Ray A. Graham III
 RAY A. GRAHAM III, OWNER

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF February, 2003, FOR AND ON THE BEHALF OF OVENWEST CORPORATION.

BY: Ray A. Graham III
 OFFICIAL SEAL
 VERONICA E. LEWIS
 NOTARY PUBLIC-STATE OF NEW MEXICO
 MY COMMISSION EXPIRES: 7-1-03

PORTION OF TRACT 6, CITY OF ALBUQUERQUE
 BY: Jay J. Czar
 JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22th DAY OF February, 2003, FOR AND ON THE BEHALF OF CITY OF ALBUQUERQUE.

BY: Jay J. Czar, Chief Administrative Officer
 NOTARY PUBLIC: Felicia [Signature]
 MY COMMISSION EXPIRES: 1-22-06

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Lemas D. Marks 3-11-03
 P.N.M. ELECTRIC SERVICES DATE
Lemas D. Marks 3-11-03
 P.N.M. GAS SERVICES DATE
Dave R. Muller 3-11-03
 QWEST COMMUNICATIONS DATE
Rita Eucio 3-11-03
 COMCAST DIGITAL CABLE DATE

BULK LAND PLAT
 TRACT 6-A CITY OF ALBUQUERQUE
 AND
 TRACT 6-B LANDS OF RAY A. GRAHAM III
 SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2003

APPROVALS:

APPLICATION NO. 03DRB-00773 DRB-1002452
 PROJECT NO.
2-25-03 DATE
5-14-03 DATE
5/16/03 DATE
5-15-03 DATE
 CITY SURVEYOR ALBUQUERQUE, NM
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM
 CITY ENGINEER, ALBUQUERQUE, NM
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM
 A.M.A.F.C.A.
 CITY ENGINEER, ALBUQUERQUE, NM
 BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT
 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

Sharon Watson 5/19/03
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE



SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

WILSON & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

Christopher A. Medina
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702

Feb. 24, 2003
 DATE

SHEET 1 OF 3
 WCEA PROJECT NO. X2-614-056



NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "3-E10" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=358,813.84 Y=1,512,565.54
GROUND TO GRID FACTOR = 0.99966844
NAD 1927
DELTA ALPHA = (-)00°16'19"

ALBUQUERQUE CONTROL STATION "NM448-N6A" DATA:
STANDARD NMSHC BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=366,640.72 Y=1,507,308.30
GROUND TO GRID FACTOR = 0.9996784
NAD 1927
DELTA ALPHA = (-)00°15'24"

2. FIELD SURVEY PERFORMED IN JANUARY 2003.

3. BASIS OF BEARING - NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.

DOCUMENTS USED:

1. PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 AND 6 OF LANDS OF RAY A. GRAHAM III, OVENWEST CORP. AND CITY OF ALBUQUERQUE FILED 4/1/2002 IN BOOK 200C, PAGE 99.

2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31.

3. PLAT OF LOT 4A BOSQUE PREPARATORY SCHOOL FILED 12/13/99 IN BOOK 99C, PAGE 336.

4. TWENTY-FIVE FOOT SANITARY SEWER EASEMENT FILED 1/24/92, BK BCR 92-2, PAGE 2790-2792.

5. WINTERHAVEN ACCESS EASEMENT FILED 4/8/92, BOOK 92-8, PAGE 3744-3756.

6. TEN FOOT PNM & QWEST EASEMENT FILED 11/26/2001, BOOK A27, PAGE 7278.

7. TEN FOOT PNM & MST&T EASEMENT FILED 5/18/83, MISC BOOK 15A, PAGE 848.

8. SEVEN FOOT MOUNTAIN STATES CO. EASEMENT FILED 11/1/68, MISC BOOK 119, PAGE 938.

9. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENCE EASEMENT FILED 12/28/2000, BOOK A13, PAGE 7287.

10. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENCE EASEMENT FILED 1/11/2001, BOOK A14, PAGE 2337.

11. SEVEN FOOT PNM UNDERGROUND EASEMENT FILED 6/8/98, BOOK 9810, PAGE 8842.

12. PLAT OF LEARNING ROAD FILED 3/24/99, BOOK 99C, PAGE 64.

13. SIXTY FOOT WATER AND SANITARY EASEMENT FILED 9/23/99, BOOK 9913, PAGE 2569.

14. TEN FOOT AND FIFTEEN FOOT PNM EASEMENTS FILED 6/8/98, BOOK 9810, PAGE 8842.

15. PRIVATE ROAD EASEMENT FILED 2/8/99, BOOK 9902, PAGE 7245.

16. TEN FOOT PUBLIC UTILITY EASEMENT FILED 3/24/99, BOOK 99C, PAGE 64.

17. TWENTY-FIVE FOOT SANITARY SEWER EASMENT FILED 9/23/99, BOOK 9913, PAGE 2570.

18. TWENTY FOOT WATER EASEMENT FILED 1/01/2000, BOOK A1, PAGE 2003.

19. WARRANTY DEED OVENWEST CORP. TO CITY OF ALBUQUERQUE FILED 7/31/2002, BOOK A39, PAGE 6192.

20. WARRANTY DEED RAY GRAHAM III TO OVENWEST CORP. FILED 7/03/2002, BOOK A38, PAGE 5324.

21. PERMANENT BLANKET DRAINAGE EASEMENT FILED 2/20/2002, BOOK A32, PAGE 2639.

22. ACCESS EASEMENT FILED 8/07/2002, BOOK A39, PAGE 9238.

LEGAL DESCRIPTION:

A tract of land located in the Town of Alameda Grant, in projected Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, in the City of Albuquerque, Bernalillo County, New Mexico comprised of Tract 6, Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp, and City of Albuquerque filed April 4, 2002, in book 2002C, page 99, in the office of the Bernalillo County Recorder and being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING being a point on the southerly right-of-way line of Montano Road and a point on the westerly right-of-way line of the Lower Corrales River Drain, said point also being the northeast corner of the parcel herein described; whence Albuquerque Control Station 3-E10 bears N 74°33'09" W a distance of 12,377.63 feet;

Thence, leaving the southerly right-of-way line of Montano Road S 36°19'35" W along the westerly right-of-way line of the Lower Corrales River Drain a distance of 797.14 feet to a point of curvature;

Thence, continuing along said Lower Corrales River Drain 129.76 feet along a curve to the left having a radius of 548.22 feet, central angle of 13°33'42", chord length of 129.46 feet, and a chord bearing of S 29°32'44" W to a point;

Thence, S 22°46'22" W continuing along the said Lower Corrales River Drain a distance of 79.82 feet to a point on the northerly line of Lot 4A Bosque Preparatory School filed in the office of the Bernalillo County Clerk on December 12, 1999 in book 99C page 336;

Thence, N 89°42'01" W along the northerly line of said Lot 4A Bosque Preparatory School a distance of 600.03 feet to a point;

Thence, S 22°47'18" W along the westerly line of said Lot 4A Bosque Preparatory School a distance of 183.08 feet to a point of curvature;

Thence, continuing along the westerly line of said Lot 4A Bosque Preparatory School 272.32 feet along a curve to the right having a radius of 1040.00 feet, central angle of 15°00'10", chord length of 271.55 feet, and a chord bearing of S 30°17'23" W to a point;

Thence, S 37°46'10" W continuing along the westerly line of said Lot 4A Bosque Preparatory School a distance of 481.05 feet to a point of curvature;

Thence, 964.10 feet along a curve to the right having a radius of 530.00 feet, central angle of 104°13'28", a chord length of 836.57 feet, and a chord bearing of S 89°52'54" W to a point;

Thence, N 38°01'10" W a distance of 174.16 feet to a point on the southwesterly right-of-way line of Learning Road;

Thence, N 52°01'14" E leaving said southwesterly right-of-way line of Learning Road a distance of 75.40 feet to a point on the northeasterly right-of-way line of Learning Road;

Thence, N 28°39'55" W along said northeasterly right-of-way line of Learning Road a distance of 34.47 feet to a point;

Thence, N 38°00'36" W continuing along said northeasterly right-of-way line of Learning Road a distance of 247.03 feet to a point;

Thence, N 31°14'04" W continuing along said northeasterly right-of-way line of Learning Road a distance of 112.79 feet to a point;

Thence, N 37°20'51" W continuing along said northeasterly right-of-way line of Learning Road a distance of 104.36 feet to a point of curvature;

Thence, 46.81 feet along a curve to the right having a radius of 30.00 feet, central angle of 89°24'01", a chord length of 42.20 feet, and a chord bearing of N 07°21'09" E to a point on the southeasterly right-of-way of Coors Boulevard;

Thence, N 51°59'23" E along the southeasterly right-of-way of Coors Boulevard a distance of 1418.55 feet to a point;

Thence, continuing along the southeasterly right-of-way of Coors Boulevard 848.85 feet along a curve to the right having a radius of 5807.58 feet, central angle of 8°22'28", a chord length of 848.07 feet, and a chord bearing of N 47°48'09" E to a point;

BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
AND
TRACT 6-B LANDS OF RAY A. GRAHAM III
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003

Thence, S 58°14'35" E leaving said southeasterly right-of-way of Coors Boulevard a distance of 247.93 feet to a point;

Thence, N 42°32'29" E a distance of 215.98 feet to a point on the southerly right-of-way line of Montano Road;

Thence, S 58°14'46" E along said southerly right-of-way line of Montano Road a distance of 507.71 feet to a point;

Thence, S 28°14'15" W continuing along said southerly right-of-way line of Montano Road a distance of 10.02 feet to a point;

Thence, S 58°13'56" E continuing along said southerly right-of-way line of Montano Road a distance of 257.27 feet to a point;

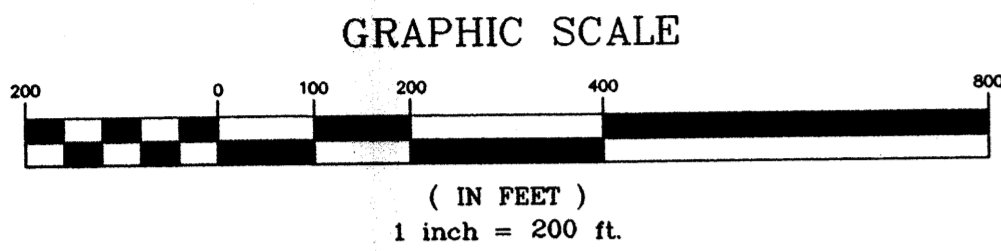
Thence, S 36°07'07" W continuing along said southerly right-of-way line of Montano Road a distance of 20.09 feet to a point;

Thence, S 58°14'26" E continuing along said southerly right-of-way line of Montano Road a distance of 120.28 feet to the TRUE POINT OF BEGINNING, containing approximately 70.5944 acres (3,075,093.70 SQ FT) more or less.

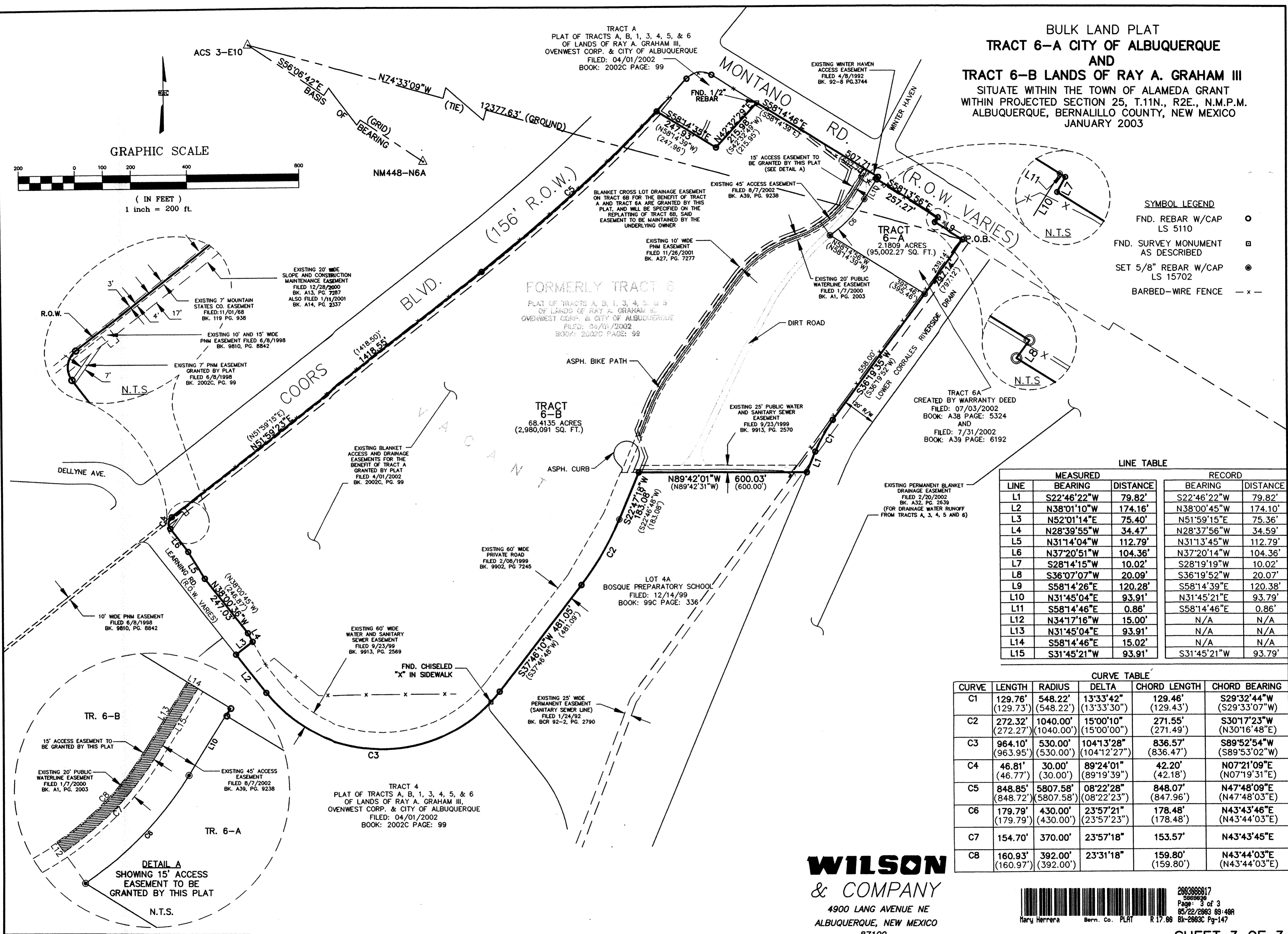


WILSON
& COMPANY
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**BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
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- SYMBOL LEGEND**
- FND. REBAR W/CAP LS 5110 ○
 - FND. SURVEY MONUMENT AS DESCRIBED □
 - SET 5/8" REBAR W/CAP LS 15702 ●
 - BARBED-WIRE FENCE - x -



LINE TABLE

LINE	MEASURED		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S22°46'22"W	79.82'	S22°46'22"W	79.82'
L2	N38°01'10"W	174.16'	N38°00'45"W	174.10'
L3	N52°01'14"E	75.40'	N51°59'15"E	75.36'
L4	N28°39'55"W	34.47'	N28°37'56"W	34.59'
L5	N31°14'04"W	112.79'	N31°13'45"W	112.79'
L6	N37°20'51"W	104.36'	N37°20'14"W	104.36'
L7	S28°14'15"W	10.02'	S28°19'19"W	10.02'
L8	S36°07'07"W	20.09'	S36°19'52"W	20.07'
L9	S58°14'26"E	120.28'	S58°14'39"E	120.38'
L10	N31°45'04"E	93.91'	N31°45'21"E	93.79'
L11	S58°14'46"E	0.86'	S58°14'46"E	0.86'
L12	N34°17'16"W	15.00'	N/A	N/A
L13	N31°45'04"E	93.91'	N/A	N/A
L14	S58°14'46"E	15.02'	N/A	N/A
L15	S31°45'21"W	93.91'	S31°45'21"W	93.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	129.76' (129.73')	548.22' (548.22')	13°33'42" (13°33'30")	129.46' (129.43')	S29°32'44"W (S29°33'07"W)
C2	272.32' (272.27')	1040.00' (1040.00')	15°00'10" (15°00'00")	271.55' (271.49')	S30°17'23"W (N30°16'48"E)
C3	964.10' (963.95')	530.00' (530.00')	104°13'28" (104°12'27")	836.57' (836.47')	S89°52'54"W (S89°53'02"W)
C4	46.81' (46.77')	30.00' (30.00')	89°24'01" (89°19'39")	42.20' (42.18')	N07°21'09"E (N07°19'31"E)
C5	848.85' (848.72')	5807.58' (5807.58')	08°22'28" (08°22'23")	848.07' (847.96')	N47°48'09"E (N47°48'03"E)
C6	179.79' (179.79')	430.00' (430.00')	23°57'21" (23°57'23")	178.48' (178.48')	N43°43'46"E (N43°44'03"E)
C7	154.70'	370.00'	23°57'18"	153.57'	N43°43'45"E
C8	160.93' (160.97')	392.00' (392.00')	23°31'18"	159.80' (159.80')	N43°44'03"E (N43°44'03"E)

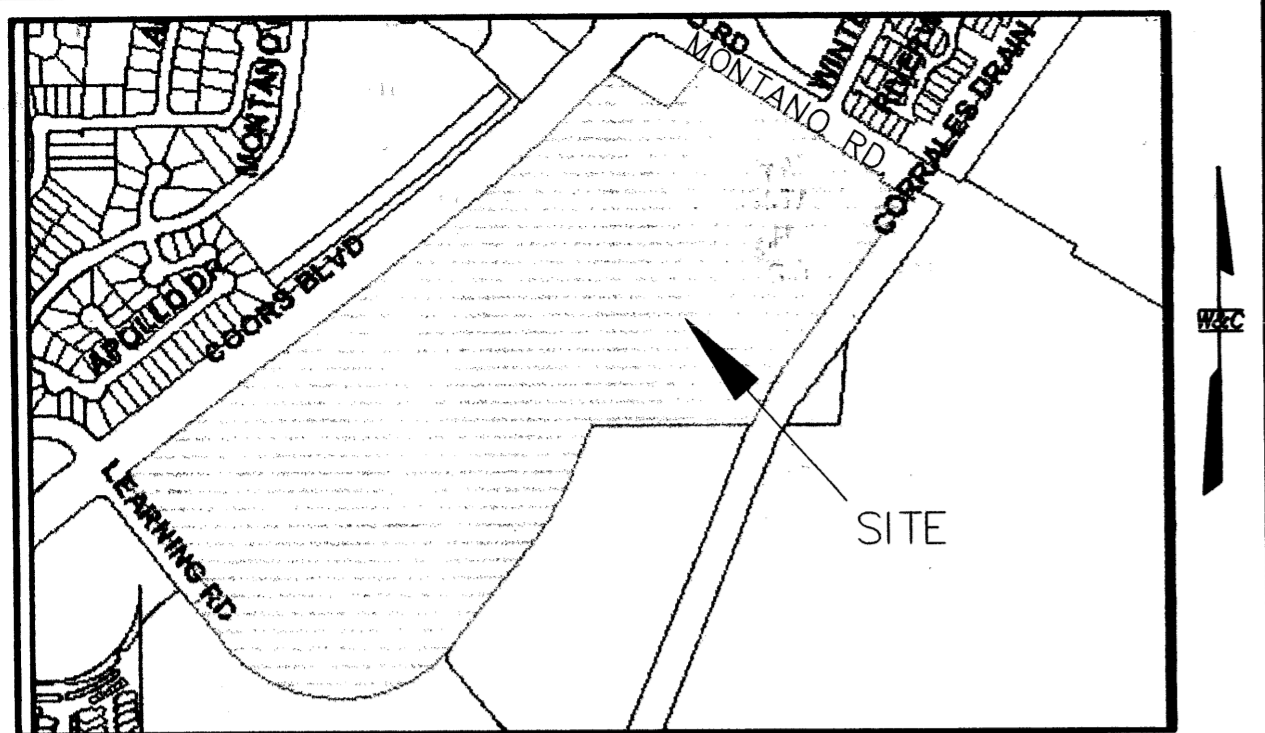
WILSON & COMPANY
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2003060617
566568
Page: 3 of 3
05/22/2003 09:40A
Mary Herrera Bern. Co. PLRT R 17.00 Bk-2063C Pg-147

Layout Name: Sheet 3 of 3
Drawing Name: sx2614056DRB_BASE.dwg
NETWORK ADDRESS: x:\public\projects\2614056\

Plot By: JDL

SHEET 3 OF 3
WCEA PROJECT NO. X2-614-056



VICINITY MAP
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UNIFORM PROPERTY CODE #: 1-012-062-186-066-3-02-15
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 BERNALILLO COUNTY TREASURER'S OFFICE:

Layout Name: Sheet 1 of 3
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 NETWORK ADDRESS: x:\public\projects\2614056\s\

Plot By: JDL

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A BLANKET CROSS LOT DRAINAGE EASEMENT ON LOT 6-B FOR THE BENEFIT OF TRACT A AND TRACT 6-A, AND DO HEREBY GRANT A 15 FOOT ACCESS ROAD EASEMENT ON TRACT 6-B AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT 6, RAY A GRAHAM III
 BY: Ray A. Graham III
 RAY A. GRAHAM III, OWNER

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF February, 2003, FOR AND ON THE BEHALF OF OVENWEST CORPORATION.

BY: Ray A. Graham III
 NOTARY PUBLIC: VERONICA E. LEWIS
 MY COMMISSION EXPIRES: 7-1-03

PORTION OF TRACT 6, CITY OF ALBUQUERQUE
 BY: Jay J. Czar
 JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22th DAY OF February, 2003, FOR AND ON THE BEHALF OF CITY OF ALBUQUERQUE.

BY: Jay J. Czar, Chief Administrative Officer
 NOTARY PUBLIC: Felicia Lujan
 MY COMMISSION EXPIRES: 1-20-06

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Lennas D. Muts 3-11-03
 P.N.M. ELECTRIC SERVICES DATE
Lennas D. Muts 3-11-03
 P.N.M. GAS SERVICES DATE
Daniel R. Muller 3-11-03
 QWEST COMMUNICATIONS DATE
Rita Euchs 3-11-03
 COMCAST DIGITAL CABLE DATE

BULK LAND PLAT
 TRACT 6-A CITY OF ALBUQUERQUE
 AND
 TRACT 6-B LANDS OF RAY A. GRAHAM III
 SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2003

APPROVALS:

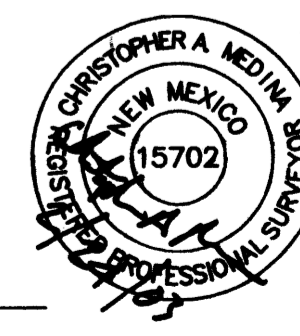
APPLICATION NO. _____ DRB-1002452
 PROJECT NO. _____
[Signature] 2-25-03
 CITY SURVEYOR, ALBUQUERQUE, NM DATE
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM DATE
 C.I.P./DESIGN DEVELOPMENT, ALBUQUERQUE, NM DATE
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM DATE
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM DATE
 A.M.A.F.C.A. DATE
 CITY ENGINEER, ALBUQUERQUE, NM DATE
N/A
 BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT DATE
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

WILSON & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 348-4000

Christopher A. Medina
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702



Feb. 24, 2003
 DATE SHEET 1 OF 3
 WCEA PROJECT NO. X2-614-056

NOTES:**1. ALBUQUERQUE CONTROL STATIONS USED:**

ALBUQUERQUE CONTROL STATION "3-E10" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=358,813.84 Y=1,512,565.54
GROUND TO GRID FACTOR = 0.99966844
NAD 1927
DELTA ALPHA = (-)00°16'19"

ALBUQUERQUE CONTROL STATION "NM448-N6A" DATA:
STANDARD NMSHC BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=366,640.72 Y=1,507,308.30
GROUND TO GRID FACTOR = 0.9996784
NAD 1927
DELTA ALPHA = (-)00°15'24"

2. FIELD SURVEY PERFORMED IN JANUARY 2003.

3. BASIS OF BEARING - NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.

DOCUMENTS USED:

1. PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 AND 6 OF LANDS OF RAY A. GRAHAM III, OVENWEST CORP. AND CITY OF ALBUQUERQUE FILED 4/1/2002 IN BOOK 200C, PAGE 99.
2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31.
3. PLAT OF LOT 4A BOSQUE PREPARATORY SCHOOL FILED 12/13/99 IN BOOK 99C, PAGE 336.
4. TWENTY-FIVE FOOT SANITARY SEWER EASEMENT FILED 1/24/92, BK BCR 92-2, PAGE 2790-2792.
5. WINTERHAVEN ACCESS EASEMENT FILED 4/8/92, BOOK 92-8, PAGE 3744-3756.
6. TEN FOOT PNM & QWEST EASEMENT FILED 11/26/2001, BOOK A27, PAGE 7278.
7. TEN FOOT PNM & MST&T EASEMENT FILED 5/18/83, MISC BOOK 15A, PAGE 848.
8. SEVEN FOOT MOUNTAIN STATES CO. EASEMENT FILED 11/1/68, MISC BOOK 119, PAGE 938.
9. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENCE EASEMENT FILED 12/28/2000, BOOK A13, PAGE 7287.
10. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENCE EASEMENT FILED 1/11/2001, BOOK A14, PAGE 2337.
11. SEVEN FOOT PNM UNDERGROUND EASEMENT FILED 6/8/98, BOOK 9810, PAGE 8842.
12. PLAT OF LEARNING ROAD FILED 3/24/99, BOOK 99C, PAGE 64.
13. SIXTY FOOT WATER AND SANITARY EASEMENT FILED 9/23/99, BOOK 9913, PAGE 2569.
14. TEN FOOT AND FIFTEEN FOOT PNM EASEMENTS FILED 6/8/98, BOOK 9810, PAGE 8842.
15. PRIVATE ROAD EASEMENT FILED 2/8/99, BOOK 9902, PAGE 7245.
16. TEN FOOT PUBLIC UTILITY EASEMENT FILED 3/24/99, BOOK 99C, PAGE 64.
17. TWENTY-FIVE FOOT SANITARY SEWER EASMENT FILED 9/23/99, BOOK 9913, PAGE 2570.
18. TWENTY FOOT WATER EASEMENT FILED 1/01/2000, BOOK A1, PAGE 2003.
19. WARRANTY DEED OVENWEST CORP. TO CITY OF ALBUQUERQUE FILED 7/31/2002, BOOK A39, PAGE 6192.

20. WARRANTY DEED RAY GRAHAM III TO OVENWEST CORP. FILED 7/03/2002, BOOK A38, PAGE 5324.

21. PERMANENT BLANKET DRAINAGE EASEMENT FILED 2/20/2002, BOOK A32, PAGE 2639.

22. ACCESS EASEMENT FILED 8/07/2002, BOOK A39, PAGE 9238.

LEGAL DESCRIPTION:

A tract of land located in the Town of Alameda Grant, in projected Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, in the City of Albuquerque, Bernalillo County, New Mexico comprised of Tract 6, Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp, and City of Albuquerque filed April 4, 2002, in book 2002C, page 99, in the office of the Bernalillo County Recorder and being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING being a point on the southerly right-of-way line of Montano Road and a point on the westerly right-of-way line of the Lower Corrales River Drain, said point also being the northeast corner of the parcel herein described; whence Albuquerque Control Station 3-E10 bears N 74°33'09" W a distance of 12,377.63 feet;

Thence, leaving the southerly right-of-way line of Montano Road S 36°19'35" W along the westerly right-of-way line of the Lower Corrales River Drain a distance of 797.14 feet to a point of curvature;

Thence, continuing along said Lower Corrales River Drain 129.76 feet along a curve to the left having a radius of 548.22 feet, central angle of 13°33'42", chord length of 129.46 feet, and a chord bearing of S 29°32'44" W to a point;

Thence, S 22°46'22" W continuing along the said Lower Corrales River Drain a distance of 79.82 feet to a point on the northerly line of Lot 4A Bosque Preparatory School filed in the office of the Bernalillo County Clerk on December 12, 1999 in book 99C page 336;

Thence, N 89°42'01" W along the northerly line of said Lot 4A Bosque Preparatory School a distance of 600.03 feet to a point;

Thence, S 22°47'18" W along the westerly line of said Lot 4A Bosque Preparatory School a distance of 183.08 feet to a point of curvature;

Thence, continuing along the westerly line of said Lot 4A Bosque Preparatory School 272.32 feet along a curve to the right having a radius of 1040.00 feet, central angle of 15°00'10", chord length of 271.55 feet, and a chord bearing of S 30°17'23" W to a point;

Thence, S 37°46'10" W continuing along the westerly line of said Lot 4A Bosque Preparatory School a distance of 481.05 feet to a point of curvature;

Thence, 964.10 feet along a curve to the right having a radius of 530.00 feet, central angle of 104°13'28", a chord length of 836.57 feet, and a chord bearing of S 89°52'54" W to a point;

Thence, N 38°01'10" W a distance of 174.16 feet to a point on the southwesterly right-of-way line of Learning Road;

Thence, N 52°01'14" E leaving said southwesterly right-of-way line of Learning Road a distance of 75.40 feet to a point on the northeasterly right-of-way line of Learning Road;

Thence, N 28°39'55" W along said northeasterly right-of-way line of Learning Road a distance of 34.47 feet to a point;

Thence, N 38°00'36" W continuing along said northeasterly right-of-way line of Learning Road a distance of 247.03 feet to a point;

Thence, N 31°14'04" W continuing along said northeasterly right-of-way line of Learning Road a distance of 112.79 feet to a point;

Thence, N 37°20'51" W continuing along said northeasterly right-of-way line of Learning Road a distance of 104.36 feet to a point of curvature;

Thence, 46.81 feet along a curve to the right having a radius of 30.00 feet, central angle of 89°24'01", a chord length of 42.20 feet, and a chord bearing of N 07°21'09" E to a point on the southeasterly right-of-way of Coors Boulevard;

Thence, N 51°59'23" E along the southeasterly right-of-way of Coors Boulevard a distance of 1418.55 feet to a point;

Thence, continuing along the southeasterly right-of-way of Coors Boulevard 848.85 feet along a curve to the right having a radius of 5807.58 feet, central angle of 8°22'28", a chord length of 848.07 feet, and a chord bearing of N 47°48'09" E to a point;

**BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
AND
TRACT 6-B LANDS OF RAY A. GRAHAM III
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003**

Thence, S 58°14'35" E leaving said southeasterly right-of-way of Coors Boulevard a distance of 247.93 feet to a point;

Thence, N 42°32'29" E a distance of 215.98 feet to a point on the southerly right-of-way line of Montano Road;

Thence, S 58°14'46" E along said southerly right-of-way line of Montano Road a distance of 507.71 feet to a point;

Thence, S 28°14'15" W continuing along said southerly right-of-way line of Montano Road a distance of 10.02 feet to a point;

Thence, S 58°13'56" E continuing along said southerly right-of-way line of Montano Road a distance of 257.27 feet to a point;

Thence, S 36°07'07" W continuing along said southerly right-of-way line of Montano Road a distance of 20.09 feet to a point;

Thence, S 58°14'26" E continuing along said southerly right-of-way line of Montano Road a distance of 120.28 feet to the TRUE POINT OF BEGINNING, containing approximately 70.5944 acres (3,075,093.70 SQ FT) more or less.

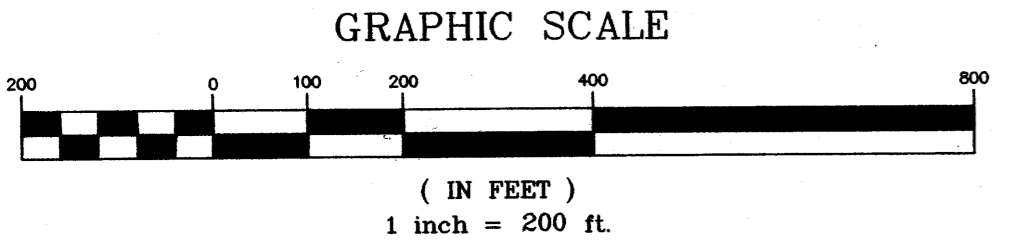
**WILSON
& COMPANY**

4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO

87109

(505) 348-4000

**BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
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SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
WITHIN PROJECTED SECTION 25, T.11N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003



- SYMBOL LEGEND**
- FND. REBAR W/CAP LS 5110
 - FND. SURVEY MONUMENT AS DESCRIBED
 - SET 5/8" REBAR W/CAP LS 15702
 - BARBED-WIRE FENCE

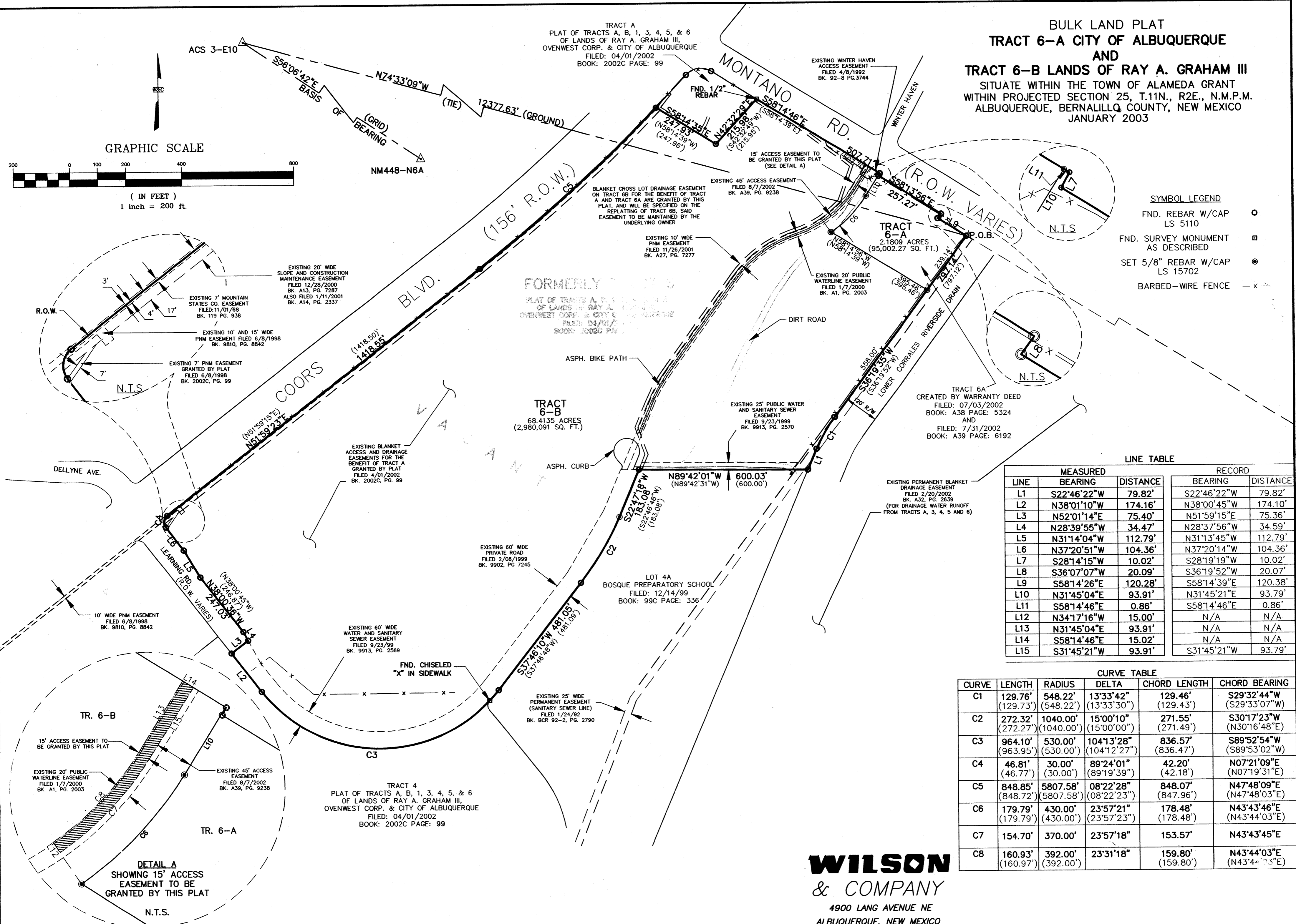
LINE TABLE

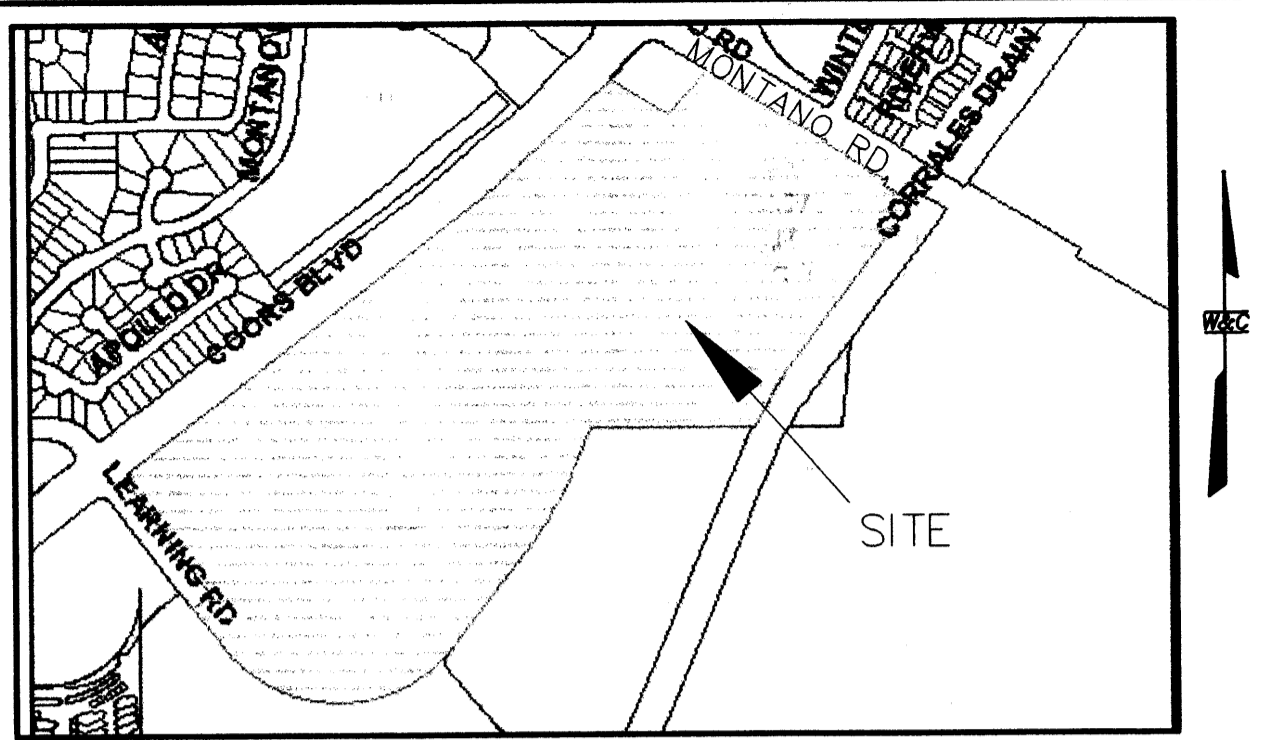
LINE	MEASURED		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S22°46'22"W	79.82'	S22°46'22"W	79.82'
L2	N38°01'10"W	174.16'	N38°00'45"W	174.10'
L3	N52°01'14"E	75.40'	N51°59'15"E	75.36'
L4	N28°39'55"W	34.47'	N28°37'56"W	34.59'
L5	N31°14'04"W	112.79'	N31°13'45"W	112.79'
L6	N37°20'51"W	104.36'	N37°20'14"W	104.36'
L7	S28°14'15"W	10.02'	S28°19'19"W	10.02'
L8	S36°07'07"W	20.09'	S36°19'52"W	20.07'
L9	S58°14'26"E	120.28'	S58°14'39"E	120.38'
L10	N31°45'04"E	93.91'	N31°45'21"E	93.79'
L11	S58°14'46"E	0.86'	S58°14'46"E	0.86'
L12	N34°17'16"W	15.00'	N/A	N/A
L13	N31°45'04"E	93.91'	N/A	N/A
L14	S58°14'46"E	15.02'	N/A	N/A
L15	S31°45'21"W	93.91'	S31°45'21"W	93.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	129.76' (129.73')	548.22' (548.22')	13°33'42" (13°33'30")	129.46' (129.43')	S29°32'44"W (S29°33'07"W)
C2	272.32' (272.27')	1040.00' (1040.00')	15°00'10" (15°00'00")	271.55' (271.49')	S30°17'23"W (N30°16'48"E)
C3	964.10' (963.95')	530.00' (530.00')	104°13'28" (104°12'27")	836.57' (836.47')	S89°52'54"W (S89°53'02"W)
C4	46.81' (46.77')	30.00' (30.00')	89°24'01" (89°19'39")	42.20' (42.18')	N07°21'09"E (N07°19'31"E)
C5	848.85' (848.72')	5807.58' (5807.58')	08°22'28" (08°22'23")	848.07' (847.96')	N47°48'09"E (N47°48'03"E)
C6	179.79' (179.79')	430.00' (430.00')	23°57'21" (23°57'23")	178.48' (178.48')	N43°43'46"E (N43°44'03"E)
C7	154.70'	370.00'	23°57'18"	153.57'	N43°43'45"E
C8	160.93' (160.97')	392.00' (392.00')	23°31'18"	159.80' (159.80')	N43°44'03"E (N43°44'03"E)

**WILSON
& COMPANY**
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000





VICINITY MAP
NOT TO SCALE

ZONE ATLAS
INDEX NO. E-12-Z & F-12-Z

SUBDIVISION DATA:

D.R.B. CASE NO. DRB-1002452
 ZONE ATLAS INDEX NO. E-12-Z
 TOTAL NO. OF LOTS EXISTING: 1
 TOTAL NO. OF LOTS CREATED: 2
 GROSS SUBDIVISION ACREAGE: 70.5944 ACRES
 TOTAL MILES OF STREETS CREATED: NONE
 TALOS LOG NO. 2003070383
 DATE OF SURVEY: January 2003

NOTICE OF SUBDIVISION PLAT VARIANCE:

THE PLAT OF TRACTS 6A AND 6B, LANDS OF RAY GRAHAM III AND THE CITY OF ALBUQUERQUE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.
 FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.
 THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.
 BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.
 AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS BULK LAND PLAT IS TO CREATE TWO TRACTS (6-A & 6-B) FROM THE ONE EXISTING TRACT.
2. TRACT 6-A WILL BE IN OWNERSHIP OF THE CITY OF ALBUQUERQUE TO BE USED AS A PARKING LOT. TRACT 6-B WILL BE A BULK LAND TRACT TO BE DEVELOPED AT A LATER DATE.
3. TO GRANT EASEMENTS AS SHOWN HEREON SAID PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-012-062-186-066-3-02-15
 PROPERTY OWNER OF RECORD: RAY GRAHAM III
 BERNALILLO COUNTY TREASURER'S OFFICE:

Layout Name: Sheet 1 of 3
 Drawing Name: sx2614056DRB_BSE.dwg
 NETWORK ADDRESS: x:\public\projects\2614056\

Plot By: JDL

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A BLANKET CROSS LOT DRAINAGE EASEMENT ON LOT 6-B FOR THE BENEFIT OF TRACT A AND TRACT 6-A, AND DO HEREBY GRANT A 15 FOOT ACCESS ROAD EASEMENT ON TRACT 6-B AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT 6, RAY A GRAHAM III
 BY: Ray A. Graham III
 RAY A. GRAHAM III, OWNER

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF February, 2003, FOR AND ON THE BEHALF OF OVENWEST CORPORATION.
 BY: Ray A. Graham III
 NOTARY PUBLIC: VERONICA E. LEWIS
 MY COMMISSION EXPIRES: 7-1-03

PORTION OF TRACT 6, CITY OF ALBUQUERQUE
 BY: Jay J. Czar
 JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22th DAY OF February, 2003, FOR AND ON THE BEHALF OF CITY OF ALBUQUERQUE.
 BY: Jay J. Czar, Chief Administrative Officer
 NOTARY PUBLIC: Solvia Lopez
 MY COMMISSION EXPIRES: 1-22-06

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

P.N.M. ELECTRIC SERVICES _____ DATE _____
 P.N.M. GAS SERVICES _____ DATE _____
 QWEST COMMUNICATIONS _____ DATE _____
 COMCAST DIGITAL CABLE _____ DATE _____

**BULK LAND PLAT
 TRACT 6-A CITY OF ALBUQUERQUE
 AND
 TRACT 6-B LANDS OF RAY A. GRAHAM III**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2003

APPROVALS:

APPLICATION NO. _____ DRB-1002452
 PROJECT NO. _____
[Signature] 2-25-03
 CITY SURVEYOR, ALBUQUERQUE, NM DATE
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM DATE
 C.I.P./DESIGN DEVELOPMENT, ALBUQUERQUE, NM DATE
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM DATE
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM DATE
 A.M.A.F.C.A. DATE
 CITY ENGINEER, ALBUQUERQUE, NM DATE
N/A
 BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 3/26/03

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

**WILSON
 & COMPANY**
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

Christopher A. Medina
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702

Feb. 24, 2003
 DATE



NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "3-E10" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=358,813.84 Y=1,512,565.54
GROUND TO GRID FACTOR = 0.99966844
NAD 1927
DELTA ALPHA = (-)00°16'19"

ALBUQUERQUE CONTROL STATION "NM448-N6A" DATA:
STANDARD NMSHC BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=366,640.72 Y=1,507,308.30
GROUND TO GRID FACTOR = 0.9996784
NAD 1927
DELTA ALPHA = (-)00°15'24"

2. FIELD SURVEY PERFORMED IN JANUARY 2003.

3. BASIS OF BEARING - NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.

DOCUMENTS USED:

1. PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 AND 6 OF LANDS OF RAY A. GRAHAM III, OVENWEST CORP. AND CITY OF ALBUQUERQUE FILED 4/1/2002 IN BOOK 200C, PAGE 99.

2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31.

3. PLAT OF LOT 4A BOSQUE PREPARATORY SCHOOL FILED 12/13/99 IN BOOK 99C, PAGE 336.

4. TWENTY-FIVE FOOT SANITARY SEWER EASEMENT FILED 1/24/92, BK BCR 92-2, PAGE 2790-2792.

5. WINTERHAVEN ACCESS EASEMENT FILED 4/8/92, BOOK 92-8, PAGE 3744-3756.

6. TEN FOOT PNM & QWEST EASEMENT FILED 11/26/2001, BOOK A27, PAGE 7278.

7. TEN FOOT PNM & MST&T EASEMENT FILED 5/18/83, MISC BOOK 15A, PAGE 848.

8. SEVEN FOOT MOUNTAIN STATES CO. EASEMENT FILED 11/1/68, MISC BOOK 119, PAGE 938.

9. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENANCE EASEMENT FILED 12/28/2000, BOOK A13, PAGE 7287.

10. TWENTY FOOT SLOPE AND CONSTRUCTION MAINTENANCE EASEMENT FILED 1/11/2001, BOOK A14, PAGE 2337.

11. SEVEN FOOT PNM UNDERGROUND EASEMENT FILED 6/8/98, BOOK 9810, PAGE 8842.

12. PLAT OF LEARNING ROAD FILED 3/24/99, BOOK 99C, PAGE 64.

13. SIXTY FOOT WATER AND SANITARY EASEMENT FILED 9/23/99, BOOK 9913, PAGE 2569.

14. TEN FOOT AND FIFTEEN FOOT PNM EASEMENTS FILED 6/8/98, BOOK 9810, PAGE 8842.

15. PRIVATE ROAD EASEMENT FILED 2/8/99, BOOK 9902, PAGE 7245.

16. TEN FOOT PUBLIC UTILITY EASEMENT FILED 3/24/99, BOOK 99C, PAGE 64.

17. TWENTY-FIVE FOOT SANITARY SEWER EASMENT FILED 9/23/99, BOOK 9913, PAGE 2570.

18. TWENTY FOOT WATER EASEMENT FILED 1/01/2000, BOOK A1, PAGE 2003.

19. WARRANTY DEED OVENWEST CORP. TO CITY OF ALBUQUERQUE FILED 7/31/2002, BOOK A39, PAGE 6192.

20. WARRANTY DEED RAY GRAHAM III TO OVENWEST CORP. FILED 7/03/2002, BOOK A38, PAGE 5324.

21. PERMANENT BLANKET DRAINAGE EASEMENT FILED 2/20/2002, BOOK A32, PAGE 2639.

22. ACCESS EASEMENT FILED 8/07/2002, BOOK A39, PAGE 9238.

LEGAL DESCRIPTION:

A tract of land located in the Town of Alameda Grant, in projected Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, in the City of Albuquerque, Bernalillo County, New Mexico comprised of Tract 6, Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp, and City of Albuquerque filed April 4, 2002, in book 2002C, page 99, in the office of the Bernalillo County Recorder and being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING being a point on the southerly right-of-way line of Montano Road and a point on the westerly right-of-way line of the Lower Corrales River Drain, said point also being the northeast corner of the parcel herein described; whence Albuquerque Control Station 3-E10 bears N 74°33'09" W a distance of 12,377.63 feet;

Thence, leaving the southerly right-of-way line of Montano Road S 36°19'35" W along the westerly right-of-way line of the Lower Corrales River Drain a distance of 797.14 feet to a point of curvature;

Thence, continuing along said Lower Corrales River Drain 129.76 feet along a curve to the left having a radius of 548.22 feet, central angle of 13°33'42", chord length of 129.46 feet, and a chord bearing of S 29°32'44" W to a point;

Thence, S 22°46'22" W continuing along the said Lower Corrales River Drain a distance of 79.82 feet to a point on the northerly line of Lot 4A Bosque Preparatory School filed in the office of the Bernalillo County Clerk on December 12, 1999 in book 99C page 336;

Thence, N 89°42'01" W along the northerly line of said Lot 4A Bosque Preparatory School a distance of 600.03 feet to a point;

Thence, S 22°47'18" W along the westerly line of said Lot 4A Bosque Preparatory School a distance of 183.08 feet to a point of curvature;

Thence, continuing along the westerly line of said Lot 4A Bosque Preparatory School 272.32 feet along a curve to the right having a radius of 1040.00 feet, central angle of 15°00'10", chord length of 271.55 feet, and a chord bearing of S 30°17'23" W to a point;

Thence, S 37°46'10" W continuing along the westerly line of said Lot 4A Bosque Preparatory School a distance of 481.05 feet to a point of curvature;

Thence, 964.10 feet along a curve to the right having a radius of 530.00 feet, central angle of 104°13'28", a chord length of 836.57 feet, and a chord bearing of S 89°52'54" W to a point;

Thence, N 38°01'10" W a distance of 174.16 feet to a point on the southwesterly right-of-way line of Learning Road;

Thence, N 52°01'14" E leaving said southwesterly right-of-way line of Learning Road a distance of 75.40 feet to a point on the northeasterly right-of-way line of Learning Road;

Thence, N 28°39'55" W along said northeasterly right-of-way line of Learning Road a distance of 34.47 feet to a point;

Thence, N 38°00'36" W continuing along said northeasterly right-of-way line of Learning Road a distance of 247.03 feet to a point;

Thence, N 31°14'04" W continuing along said northeasterly right-of-way line of Learning Road a distance of 112.79 feet to a point;

Thence, N 37°20'51" W continuing along said northeasterly right-of-way line of Learning Road a distance of 104.36 feet to a point of curvature;

Thence, 46.81 feet along a curve to the right having a radius of 30.00 feet, central angle of 89°24'01", a chord length of 42.20 feet, and a chord bearing of N 07°21'09" E to a point on the southeasterly right-of-way of Coors Boulevard;

Thence, N 51°59'23" E along the southeasterly right-of-way of Coors Boulevard a distance of 1418.55 feet to a point;

Thence, continuing along the southeasterly right-of-way of Coors Boulevard 848.85 feet along a curve to the right having a radius of 5807.58 feet, central angle of 8°22'28", a chord length of 848.07 feet, and a chord bearing of N 47°48'09" E to a point;

BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
AND
TRACT 6-B LANDS OF RAY A. GRAHAM III
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003

Thence, S 58°14'35" E leaving said southeasterly right-of-way of Coors Boulevard a distance of 247.93 feet to a point;

Thence, N 42°32'29" E a distance of 215.98 feet to a point on the southerly right-of-way line of Montano Road;

Thence, S 58°14'46" E along said southerly right-of-way line of Montano Road a distance of 507.71 feet to a point;

Thence, S 28°14'15" W continuing along said southerly right-of-way line of Montano Road a distance of 10.02 feet to a point;

Thence, S 58°13'56" E continuing along said southerly right-of-way line of Montano Road a distance of 257.27 feet to a point;

Thence, S 36°07'07" W continuing along said southerly right-of-way line of Montano Road a distance of 20.09 feet to a point;

Thence, S 58°14'26" E continuing along said southerly right-of-way line of Montano Road a distance of 120.28 feet to the TRUE POINT OF BEGINNING, containing approximately 70.5944 acres (3,075,093.70 SQ FT) more or less.

WILSON
& COMPANY

4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109

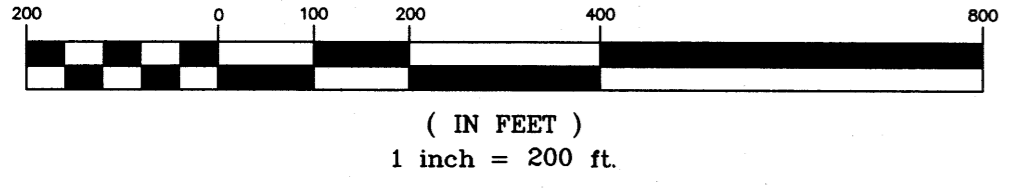
(505) 348-4000

SHEET 2 OF 3

WCEA PROJECT NO. X2-614-056

**BULK LAND PLAT
TRACT 6-A CITY OF ALBUQUERQUE
AND
TRACT 6-B LANDS OF RAY A. GRAHAM III**
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003

GRAPHIC SCALE



SYMBOL LEGEND

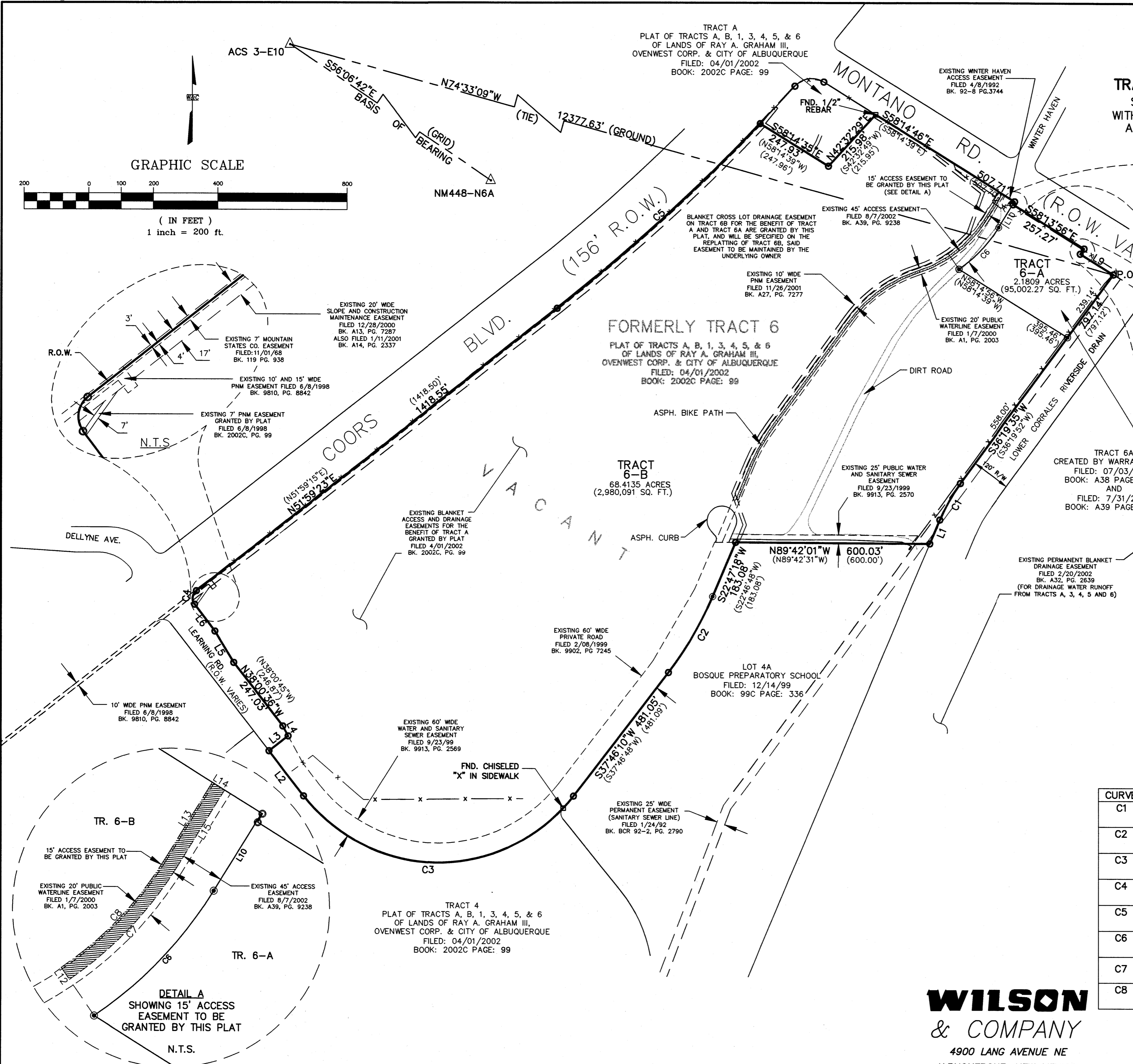
- FND. REBAR W/CAP LS 5110
- FND. SURVEY MONUMENT AS DESCRIBED
- SET 5/8" REBAR W/CAP LS 15702
- BARBED-WIRE FENCE

LINE TABLE

LINE	MEASURED		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S22°46'22"W	79.82'	S22°46'22"W	79.82'
L2	N38°01'10"W	174.16'	N38°00'45"W	174.10'
L3	N52°01'14"E	75.40'	N51°59'15"E	75.36'
L4	N28°39'55"W	34.47'	N28°37'56"W	34.59'
L5	N31°14'04"W	112.79'	N31°13'45"W	112.79'
L6	N37°20'51"W	104.36'	N37°20'14"W	104.36'
L7	S28°14'15"W	10.02'	S28°19'19"W	10.02'
L8	S36°07'07"W	20.09'	S36°19'52"W	20.07'
L9	S58°14'26"E	120.28'	S58°14'39"E	120.38'
L10	N31°45'04"E	93.91'	N31°45'21"E	93.79'
L11	S58°14'46"E	0.86'	S58°14'46"E	0.86'
L12	N34°17'16"W	15.00'	N/A	N/A
L13	N31°45'04"E	93.91'	N/A	N/A
L14	S58°14'46"E	15.02'	N/A	N/A
L15	S31°45'21"W	93.91'	S31°45'21"W	93.79'

CURVE TABLE

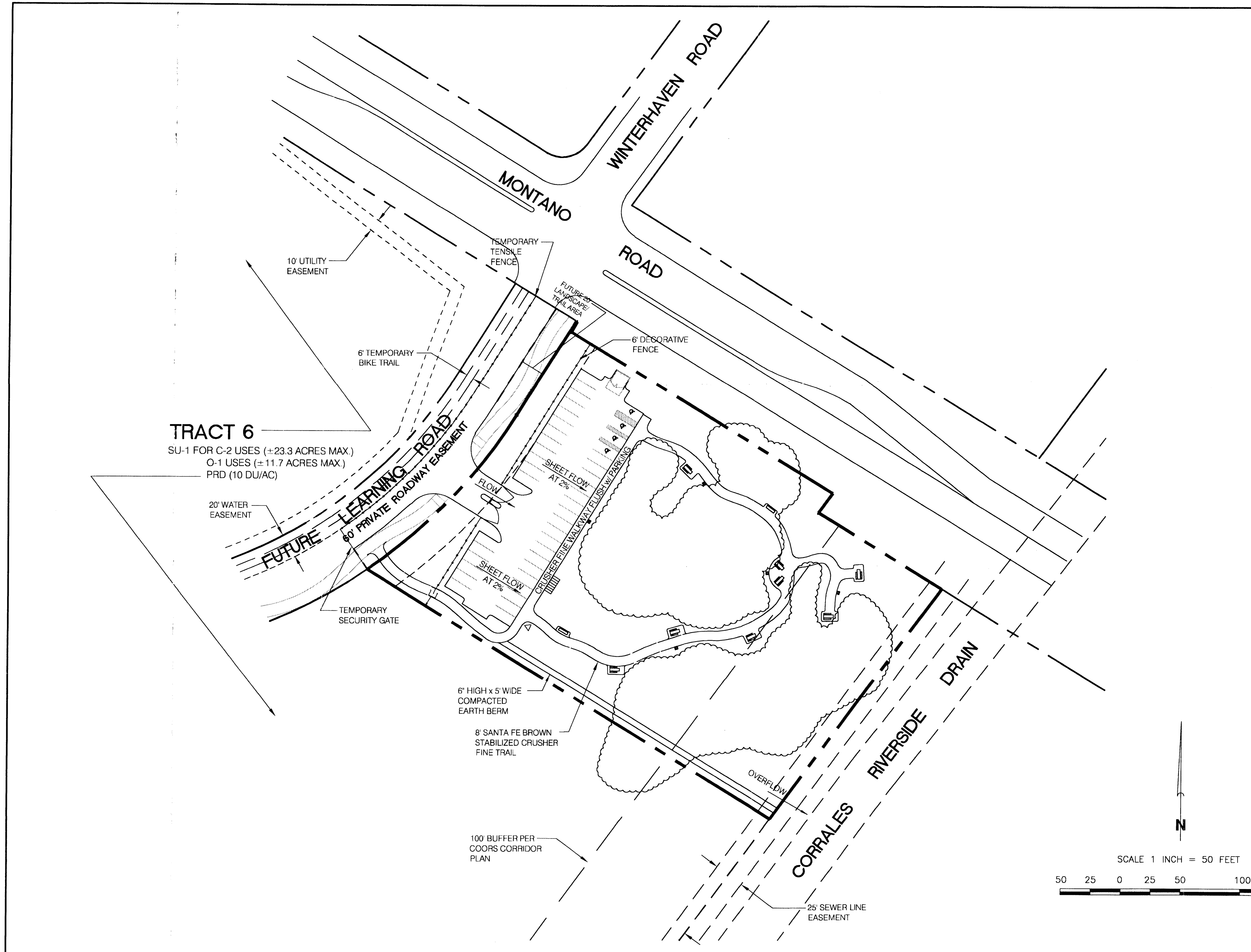
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	129.76' (129.73')	548.22' (548.22')	13°33'42" (13°33'30")	129.46' (129.43')	S29°32'44"W (S29°33'07"W)
C2	272.32' (272.27')	1040.00' (1040.00')	15°00'10" (15°00'00")	271.55' (271.49')	S30°17'23"W (N30°16'48"E)
C3	964.10' (963.95')	530.00' (530.00')	104°13'28" (104°12'27")	836.57' (836.47')	S89°52'54"W (S89°53'02"W)
C4	46.81' (46.77')	30.00' (30.00')	89°24'01" (89°19'39")	42.20' (42.18')	N07°21'09"E (N07°19'31"E)
C5	848.85' (848.72')	5807.58' (5807.58')	08°22'28" (08°22'23")	848.07' (847.96')	N47°48'09"E (N47°48'03"E)
C6	179.79' (179.79')	430.00' (430.00')	23°57'21" (23°57'23")	178.48' (178.48')	N43°43'46"E (N43°44'03"E)
C7	154.70'	370.00'	23°57'18"	153.57'	N43°43'45"E
C8	160.93' (160.97')	392.00' (392.00')	23°31'18"	159.80' (159.80')	N43°44'03"E (N43°44'03"E)



WILSON & COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
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Layout Name: Sheet 3 of 3
Drawing Name: sx2614056DRB_BASE.dwg
NETWORK ADDRESS: x:\public\projects\2614056\

Plot By: JDL



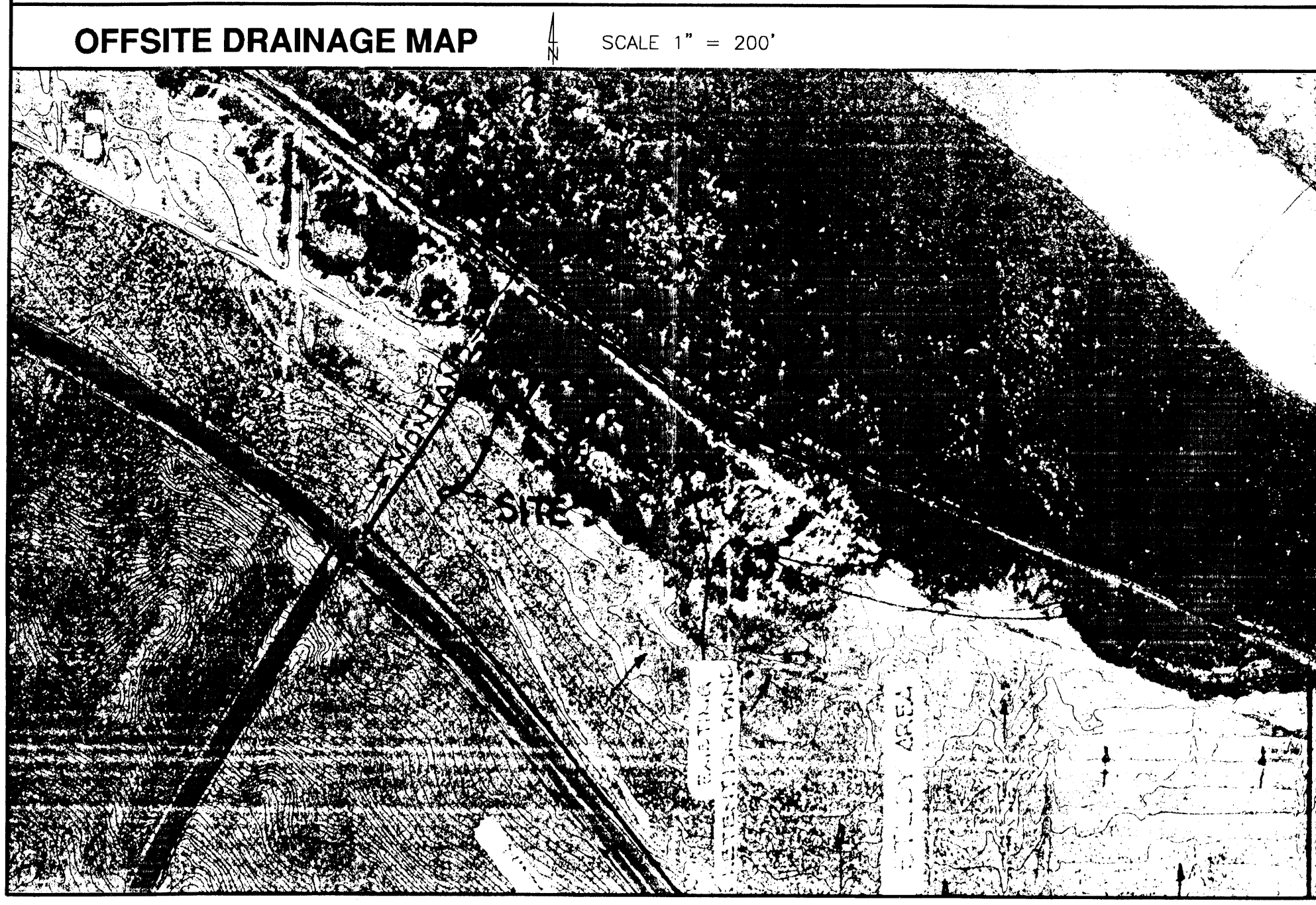
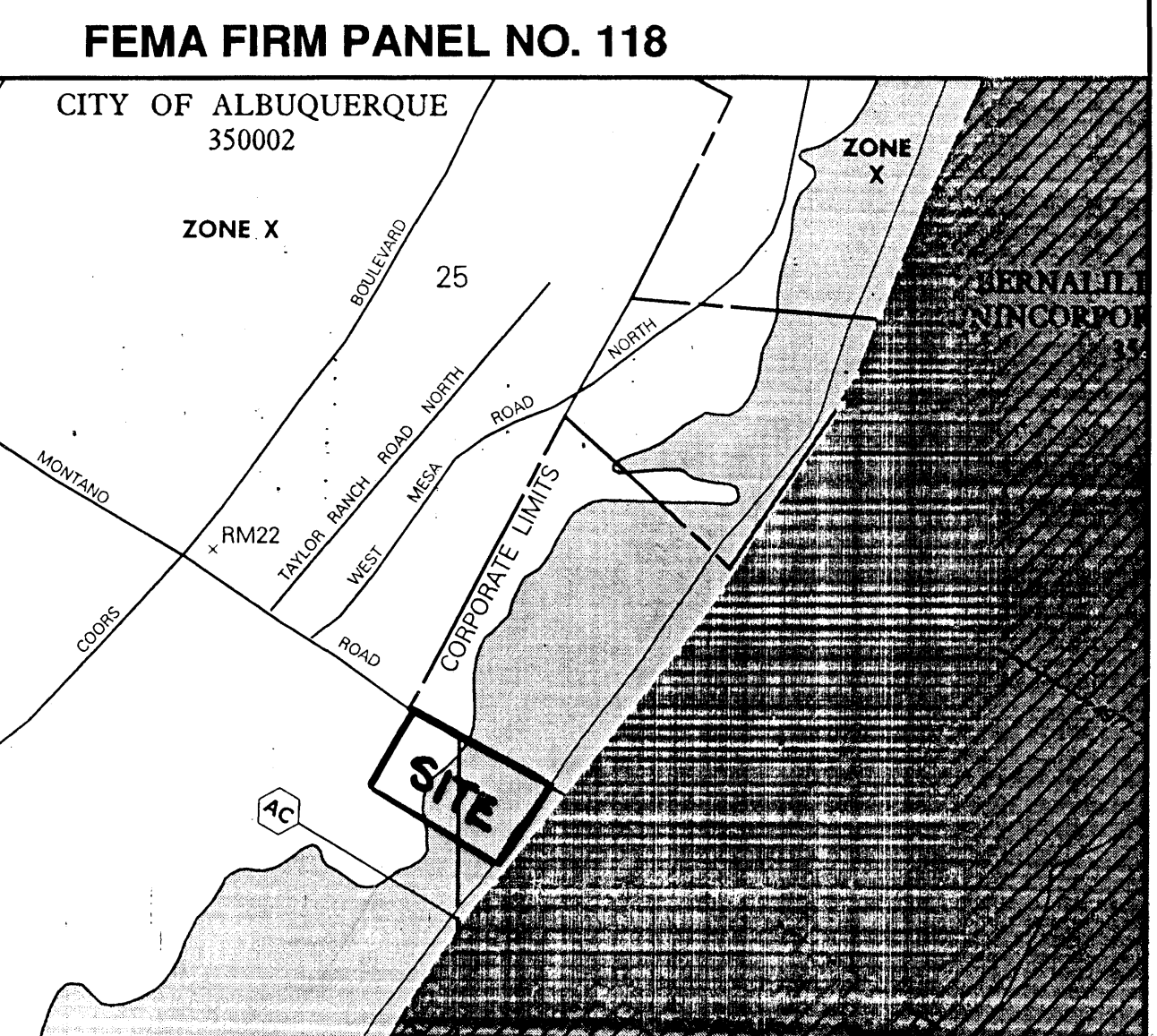
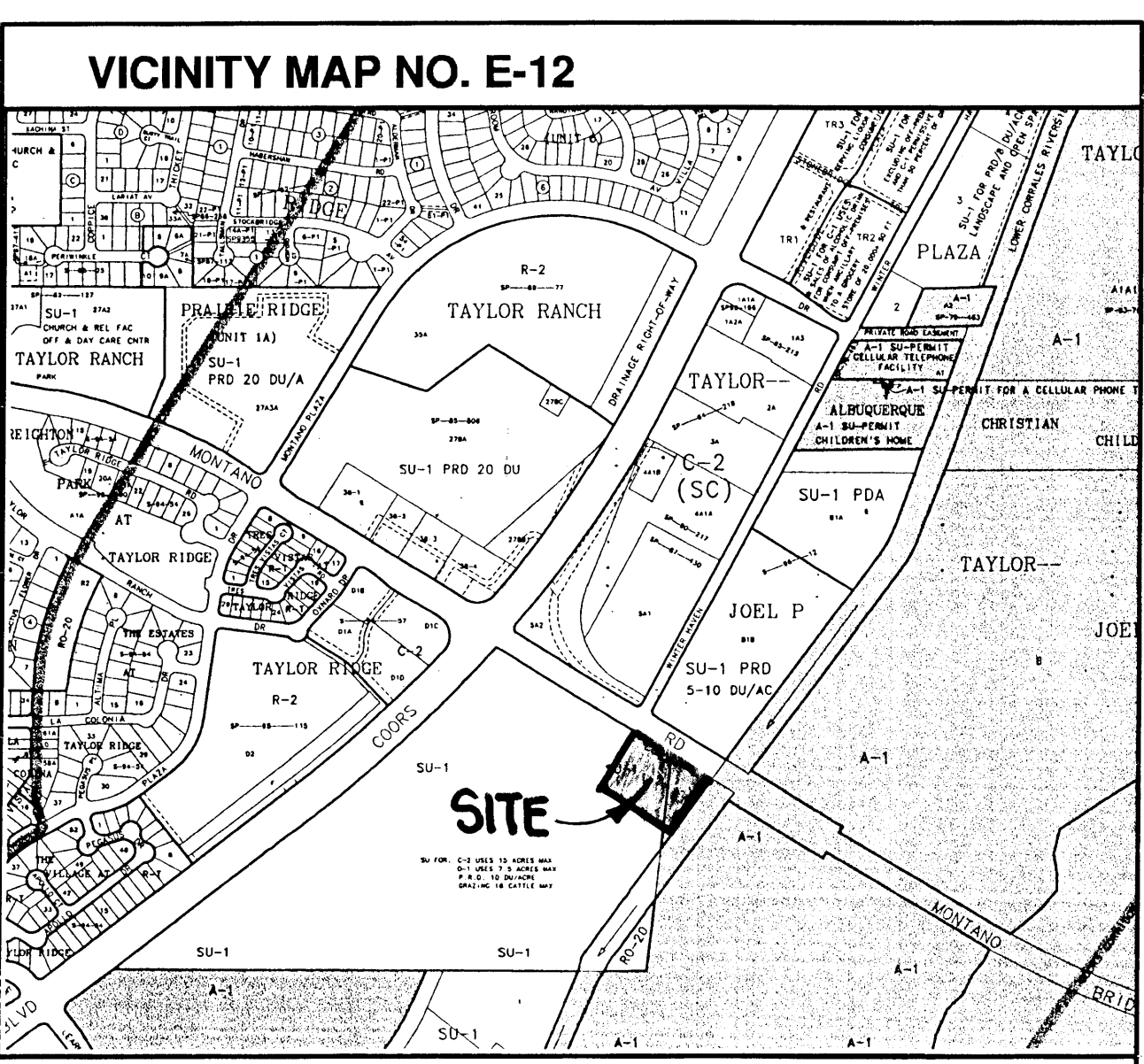
LEGAL DESCRIPTION
 PORTION OF TRACT 6, LANDS OF RAY A. GRAHAM, OVENWEST CORP. AND CITY OF ALBUQUERQUE

PERMANENT BENCHMARK
 ACS NM448-N6A ELEVATION 5058.889

GRADING CERTIFICATION
 I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.
 Jean J. Bordenave, NM PE & PS No. 5110

GENERAL NOTES

1. THE SITE IS TO BE USED FOR PARKING AND PICNICING FOR THE GENERAL PUBLIC AND WILL BE A CITY OF ALBUQUERQUE FACILITY. THE INTENT IS TO DISTURB THE AREA AS LITTLE AS POSSIBLE BY INCORPORATING FACILITIES IN THE NATURAL ENVIRONMENT. TRAILS WILL BE CRUSHER FINES AND THE PARKING AREA WILL BE GRAVEL. NO BUILDINGS ARE PROPOSED FOR THE SITE.
2. THE AREA IS A PART OF THE MASTER GRADING AND DRAINAGE PLAN PREPARED FOR ALL THE AREA BOUNDED BY THE SAN ANTONIO ARROYO, COORS BLVD., MONTANO RD AND THE CORRALES RIVERSIDE DRAIN. THE PLAN WAS APPROVED FEBRUARY 6, 2002. THE PROPOSED PROJECT IS SHOWN TO UTILIZE WATER HARVESTING TO THE MAXIMUM EXTENT POSSIBLE WITH EXCESS STORMWATER RUNOFF TO EXIT THE SITE ALONG THE EASTERN BOUNDARY TO THE LOWER CORRALES RIVERSIDE DRAIN. IT IS NOT ANTICIPATED THAT OVERFLOWS WILL OCCUR IN THE 100 YEAR STORM.
3. THERE ARE NO OFFSITE FLOWS TO THE PROPOSED FACILITY. FLOWS FROM THE WEST ARE DIVERTED SOUTH OF THE PROPOSED FACILITY BY THE ENTRANCE ROAD FROM MONTANO ROAD. THE ENTRANCE ROAD IS APPROXIMATELY TEN FEET ABOVE THE SITE AT MONTANO ROAD AND MEETS THE EXISTING GROUND NEAR THE SOUTH BOUNDARY OF THE PROPOSED FACILITY. A COMPACTED EARTH BERM IS PROPOSED ALONG THE SOUTH BOUNDARY OF THE SITE TO CONTAIN STORMWATER ONSITE.
4. THE SITE IS SHOWN TO BE IN ZONE X PER FEMA FIRM PANEL NO. 118, DATED SEPTEMBER 20, 1996.
5. PROPOSED FENCES FOR THE PROPERTY WILL BE OF AN OPEN TYPE AND WILL NOT IMPEDE STORMWATER RUNOFF.



DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	(table 8)	(table 9)	cu. ft.	cfs
				in.	cfs/acre		
EXISTING	10	A	95000	0.08	0.24	633	0.62
		B	0	0.22	0.76	0	0.00
		C	0	0.44	1.49	0	0.00
		D	0	1.24	2.89	0	0.00
		TOTAL	95000			633	0.62
DEVELOPED	100	A	95000	0.44	1.29	3483	2.81
		B	0	0.67	2.03	0	0.00
		C	0	0.99	2.87	0	0.00
		D	0	1.97	4.37	0	0.00
		TOTAL	95000			3483	2.81
DEVELOPED	10	A	66660	0.08	0.24	444	0.37
		B	0	0.22	0.76	0	0.00
		C	28340	0.44	1.49	1039	0.97
		D	0	1.24	2.89	0	0.00
		TOTAL	95000			1484	1.34
DEVELOPED	100	A	66660	0.44	1.29	2444	1.97
		B	0	0.67	2.03	0	0.00
		C	28340	0.99	2.87	2338	1.87
		D	0	1.97	4.37	0	0.00
		TOTAL	95000			4782	3.84
EXISTING	100	A	0	0.44	1.29	0	0.00
		B	1690	0.67	2.03	94	0.08
		C	10200	0.99	2.87	842	0.67
		D	0	1.97	4.37	0	0.00
		TOTAL	11890			936	0.75

ASSUMPTIONS

1. PARKING AREA AND ACCESS ROAD ROAD DRAIN VIA SHEET FLOW TO EAST AND WATER PONDS ON EXISTING NATURAL AREA.
2. ONLY AREA EAST OF PROPOSED PARKING LOT AVAILABLE FOR PONDING.

PONDING
 100 YEAR, 6 HOUR VOLUME FROM TABLE = 4782 C.F.
 PONDING AREA = 56400 S.F.
 AVERAGE DEPTH OF WATER = 0.08 FT

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

--- FEMA FLOODPLAIN BOUNDARY
 --- DRAINAGE BASIN BOUNDARY
 --- EROSION SETBACK LINE
 --- EXISTING CONTOUR
 --- PROPOSED CONTOUR
 --- XX.XX EXISTING SPOT ELEVATION
 --- XX.XX PROPOSED SPOT ELEVATION
 ---XX.XX RECORD SPOT ELEVATION
 --- XX.XX

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

no. date remarks by

REVISIONS

project title
**CITY TRAILHEAD PARKING
 LEARNING RD AT MONTANO RD
 ALBUQUERQUE, NM**

sheet title
GRADING & DRAINAGE PLAN

sheet date 11/20/02 design by JJB project no. 0214

BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105

SKETCH PLAT 1002452
 Tracts 6A and 6B
 LANDS OF RAY A. GRAHAM III
 AND THE CITY OF ALBUQUERQUE
 SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 January 2003

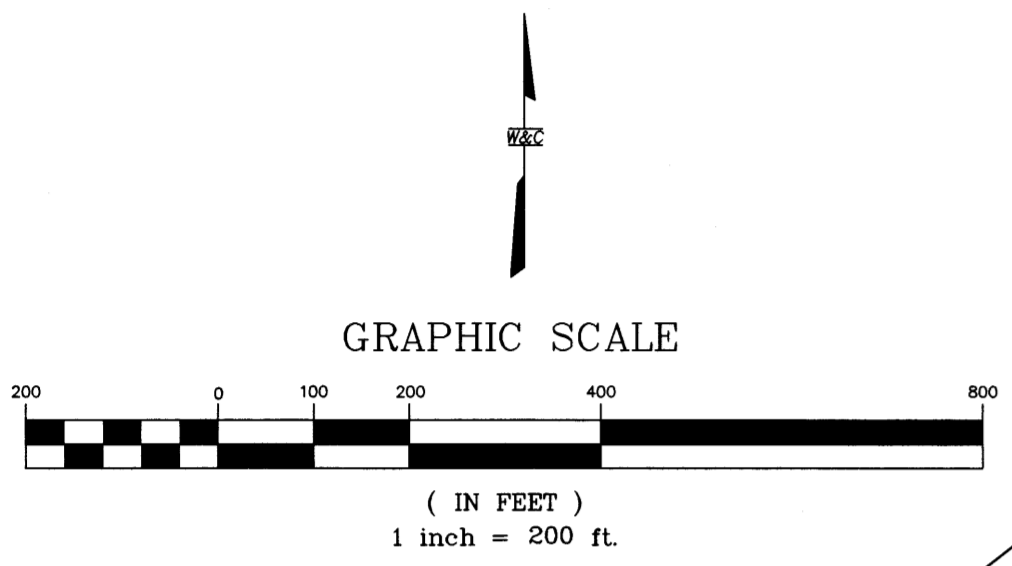
TRACT A
 PLAT OF TRACTS A, B, 1, 3, 4, 5, & 6
 OF LANDS OF RAY A. GRAHAM III,
 OWENWEST CORP. & CITY OF ALBUQUERQUE
 FILED: 04/01/2002
 BOOK: 2002C PAGE: 99

FORMERLY TRACT 6
 PLAT OF TRACTS A, B, 1, 3, 4, 5, & 6
 OF LANDS OF RAY A. GRAHAM III,
 OWENWEST CORP. & CITY OF ALBUQUERQUE
 FILED: 04/01/2002
 BOOK: 2002C PAGE: 99

TRACT 6B
 68.4135 ACRES
 (2,980,091 SQ. FT.)

LOT 4A
 BOSQUE PREPARATORY SCHOOL
 FILED: 12/14/99
 BOOK: 99C PAGE: 336

TRACT 4
 PLAT OF TRACTS A, B, 1, 3, 4, 5, & 6
 OF LANDS OF RAY A. GRAHAM III,
 OWENWEST CORP. & CITY OF ALBUQUERQUE
 FILED: 04/01/2002
 BOOK: 2002C PAGE: 99



- SYMBOL LEGEND
- FND. REBAR W/CAP LS 5110
 - FND. SURVEY MONUMENT AS DESCRIBED
 - SET REBAR W/CAP LS 15702

LINE TABLE

LINE	MEASURED		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
L-1	S22°46'22"W	79.82'	S22°46'22"W	79.82'
L-2	N38°01'10"W	174.16'	N38°00'45"W	174.10'
L-3	N52°01'14"E	75.40'	N51°59'15"E	75.36'
L-4	N28°39'55"W	34.47'	N28°37'56"W	34.59'
L-5	N31°14'04"W	112.79'	N31°13'45"W	112.79'
L-6	N37°20'51"W	104.36'	N37°20'14"W	104.36'
L-7	S28°19'19"W	10.02'	S28°19'19"W	10.02'
L-8	S36°19'52"W	20.07'	S36°19'52"W	20.07'
L-9	S58°14'39"E	120.38'	S58°14'39"E	120.38'

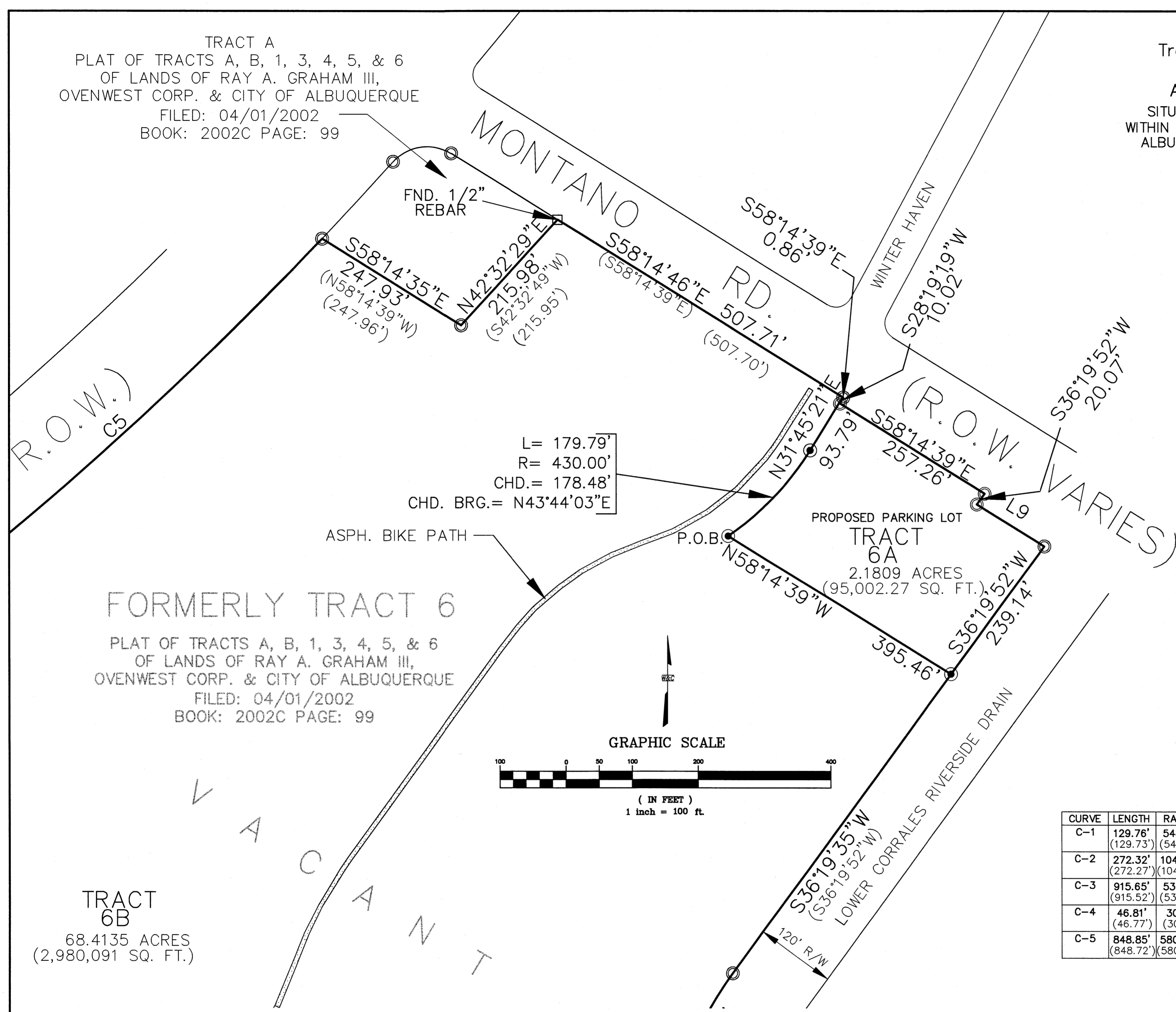
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C-1	129.76' (129.73')	548.22' (548.22')	13°33'42" (13°33'30")	129.46' (129.43')	S29°32'44"W (S29°33'07"W)	65.19'
C-2	272.32' (272.27')	1040.00' (1040.00')	15°00'10" (15°00'00")	271.55' (271.49')	S30°17'23"W (N30°16'48"E)	136.95'
C-3	915.65' (915.52')	530.00' (530.00')	98°59'10" (98°58'20")	805.95' (805.86')	N87°29'57"W (N87°29'55"W)	620.40'
C-4	46.81' (46.77')	30.00' (30.00')	89°24'01" (89°19'39")	42.20' (42.18')	S07°21'09"W (N07°19'31"E)	29.69'
C-5	848.85' (848.72')	5807.58' (5807.58')	08°22'28" (08°22'23")	848.07' (847.96')	N47°48'09"E (N47°48'03"E)	425.17'

WILSON
 & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

TRACT A
 PLAT OF TRACTS A, B, 1, 3, 4, 5, & 6
 OF LANDS OF RAY A. GRAHAM III,
 OVENWEST CORP. & CITY OF ALBUQUERQUE
 FILED: 04/01/2002
 BOOK: 2002C PAGE: 99

Site Sketch
 SITE PLAN
 Tract 6A (PROPOSED PARKING LOT)
 LANDS OF RAY A. GRAHAM III
 AND THE CITY OF ALBUQUERQUE
 SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
 WITHIN PROJECTED SECTION 25, T.11N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 January 2003



L= 179.79'
 R= 430.00'
 CHD.= 178.48'
 CHD. BRG.= N43°44'03"E

SYMBOL LEGEND

- FND. REBAR W/CAP LS 5110 ○
- FND. SURVEY MONUMENT AS DESCRIBED □
- SET REBAR W/CAP LS 15702 ●

LINE TABLE

LINE	MEASURED		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
L-1	S22°46'22"W	79.82'	S22°46'22"W	79.82'
L-2	N38°01'10"W	174.16'	N38°00'45"W	174.10'
L-3	N52°01'14"E	75.40'	N51°59'15"E	75.36'
L-4	N28°39'55"E	34.47'	N28°37'56"W	34.59'
L-5	N31°14'04"W	112.79'	N31°13'45"W	112.79'
L-6	N37°20'51"W	104.36'	N37°20'14"W	104.36'
L-7	S28°19'19"W	10.02'	S28°19'19"W	10.02'
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TRACT 6B
 68.4135 ACRES
 (2,980,091 SQ. FT.)

WILSON
 & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

Layout Name: Sheet 2 of 2 (SKETCH)
 Drawing Name: sx98077.dwg
 NETWORK ADDRESS: x:\public\projects\2614056\s\

Plot By: JDL

SHEET 1 OF 1
 WCEA PROJECT NO. x2-614-056